



# Zoning Staff Report

**Date:** May 13, 2025

**Case Number:** ZC-24-173

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Darunee Moore / Rodney Matthew

**Site Location:** 8100 W Elizabeth Lane

**Acreage:** 0.3 acre

### Request

**Proposed Use:** Halfway House

**Request:** To: Add Conditional Use Permit (CUP) for halfway house in “CF” Community Facilities

### Recommendation

**Land Use Compatibility:** Requested change is **not compatible**

**Comprehensive Plan Map Consistency:** **Not applicable**

**Comprehensive Plan Policy Consistency:** Requested change is **not consistent**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 8-2**

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## Project Description and Background

### Summary

The subject site is located on the corner of Elizabeth Ln and Broadmoor Drive north of Camp Bowie West Blvd., in the middle of a neighborhood. The site is currently being used as a group home for teenagers, which is allowed by right within the “CF” Community Facilities district. However, the applicant is requesting a CUP to allow for a halfway house. Halfway Houses are defined by the City of Fort Worth, as follows:

*HALFWAY HOUSE. A facility providing for the housing and rehabilitation or training of adults on probation, parole, early or pre-release or any other form of executive, judicial or administrative release from a penal institution, including without limitation community residential facilities established in accordance with Tex. Code of Criminal Procedure Ann. Art. 42.18, as amended from time to time. HALFWAY HOUSE includes facilities which provide in-patient treatment for chemical dependency to persons on probation, parole, early or pre-release or any other form of executive, judicial or administrative release from a penal institution if such persons are ordered to obtain such treatment for chemical dependency as a condition of release. For purposes of this definition, an adult is a person age 18 or over.*

The applicant intends to house 19 individuals.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This case was continued from the February Zoning Commission in order for the applicant to provide additional information.

## Surrounding Zoning and Land Uses

North “B” Two-Family / Single-family  
East “C” Medium Density Multifamily / duplex  
South “C” Medium Density Multifamily / single-family  
West “C” Medium Density Multifamily / single-family

## Recent Zoning History

- N/A

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 1000 feet on March 28, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Neighborhood Notice

The following organizations were emailed on March 28th, 2025:

Organizations Notified	
Western Hills NA	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
FWISD	

## Development Impact Analysis

### Land Use Compatibility

The current zoning on the property is "CF" Community Facilities. The applicant would like to add a CUP in order to accommodate a halfway house. The subject site is surrounded to the north, south and west by single-family with duplex to the east. The site is located in close proximity to Camp Bowie West Blvd., which contain intense commercial uses. However, the proposed use is **not compatible** at this location.

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted Comprehensive Plan currently designates the subject property as institutional on the Future Land Use Map. The proposed zoning is **not consistent** with the Comprehensive Plan and the policies

- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

### Site Plan Comments

~~If approved, the following items need to be complied on the site plan prior to the ordinance becoming effective:~~

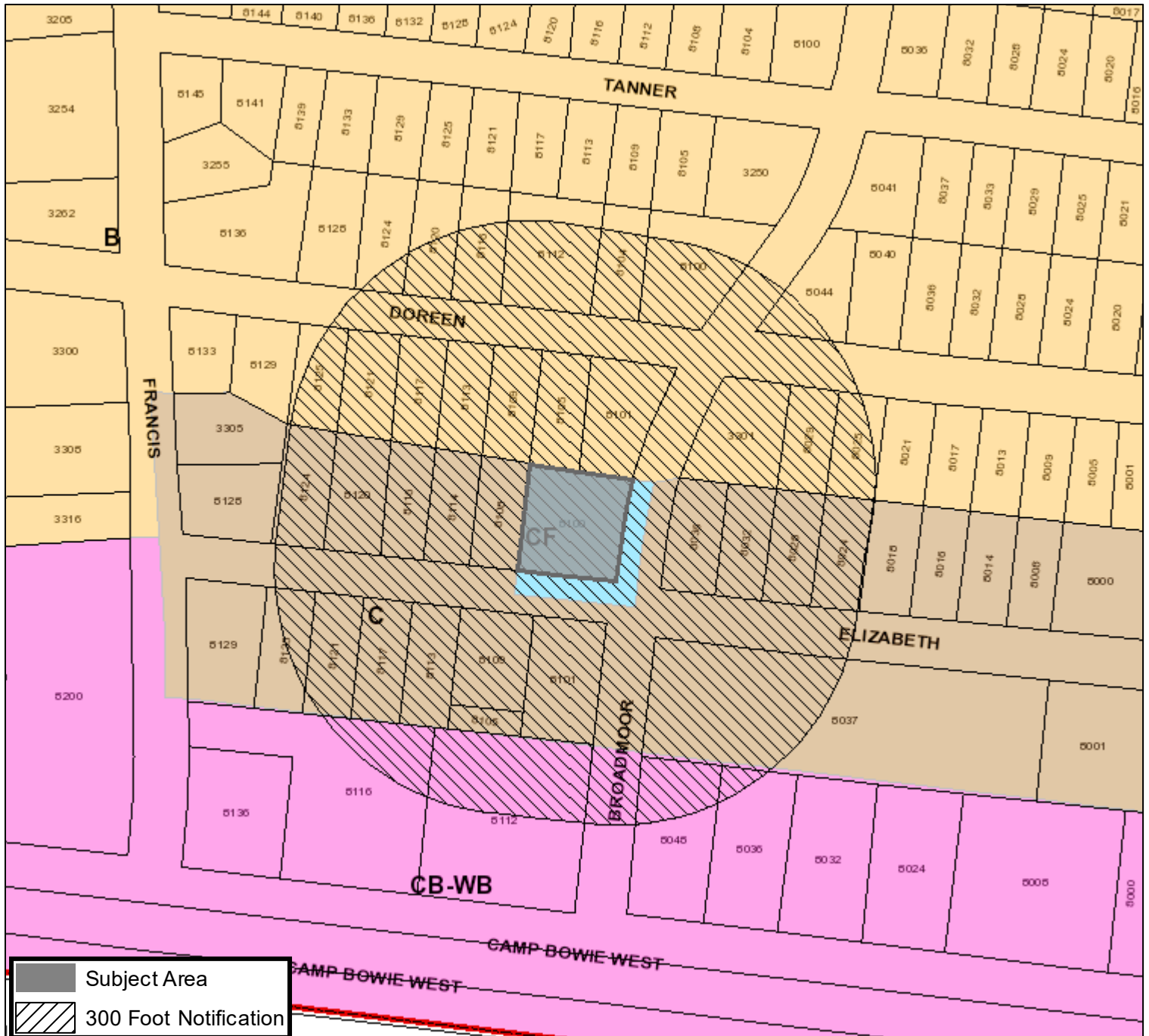
- Items needed to be complied prior to the ordinance being published
  - Provide notes that site will comply with UF, Landscaping, and signs
  - The applicant shall submit the following information to the planning and development department:
    - Area plan showing zoning classifications and land uses of all property within one-quarter mile of the site of the proposed halfway house. The area plan must specifically identify all uses related to children, such as schools, places of worship, parks, playgrounds, day care centers, public and private youth centers, public swimming pools and video arcade facilities. The applicant is expected to make a good faith effort to locate all such uses;
    - Site plan for the property, in compliance with this article. The site plan shall include a floor plan detailing room sizes, sleeping areas, number of beds, training rooms, kitchen and food service areas, bathrooms, recreational areas and all other uses. The site plan requirement cannot be waived by the zoning commission;
    - Copy of the contract governing the operation of the facility;
    - Security plan identifying security features of facility; and
    - Copy of policies and rules for operation of the facility.
- Items that are permitting comments, but don't necessarily impact the face of the site plan;
  - NA
- Items that are important for consideration of the PD request.
  - NA



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## Area Zoning Map

Applicant: Darunee Moore/Rodney Matthews  
Address: 8100 W. Elizabeth Lane  
Zoning From: CF  
Zoning To: Add a CUP for transitional housing  
Acres: 0.36792613  
Mapsc0: Text  
Sector/District: Western\_Hills\_Ridglea  
Commission Date: 4/9/2025  
Contact: 817-392-6226



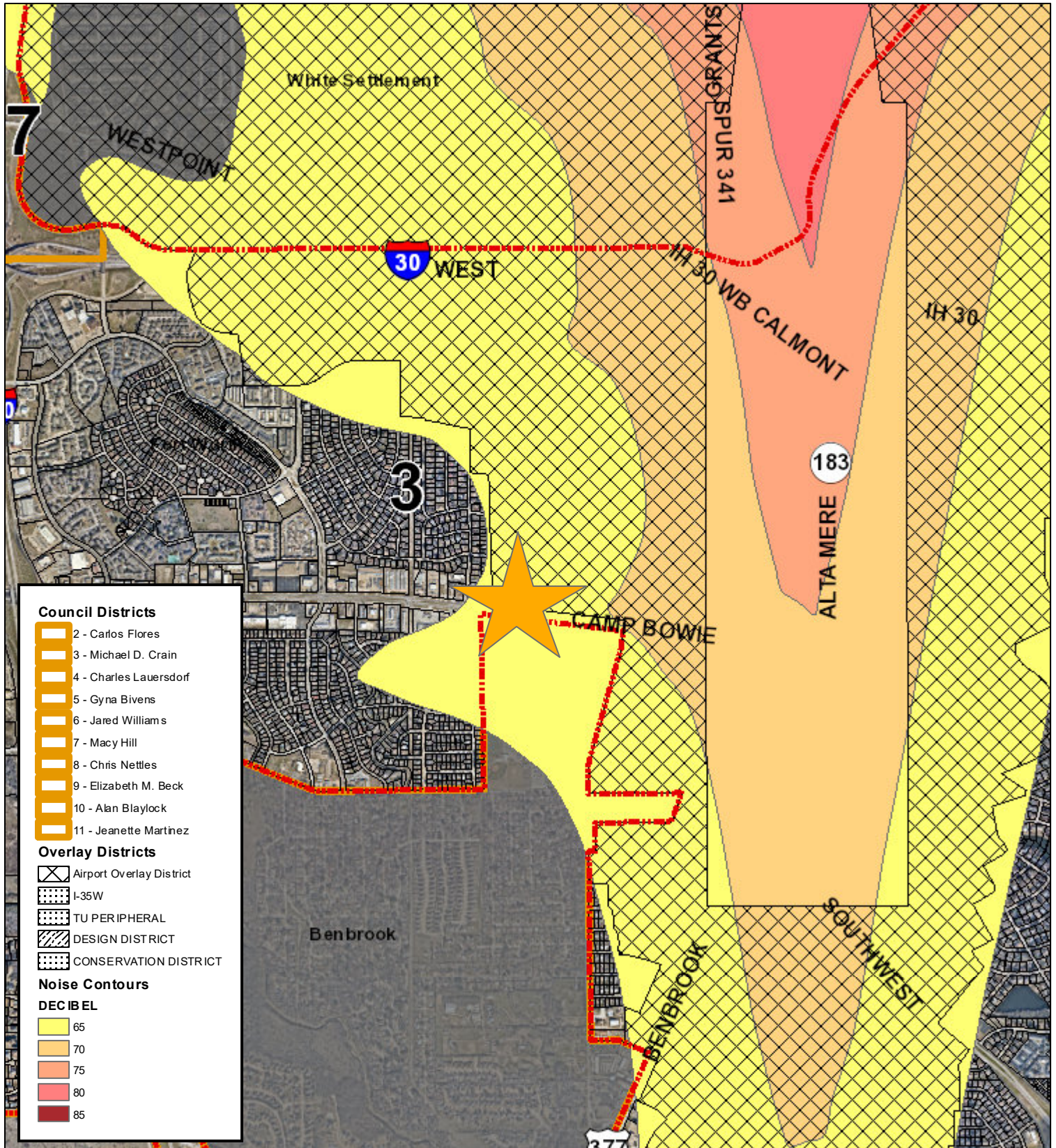
0 87.5 175 350 Feet

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## Area Map

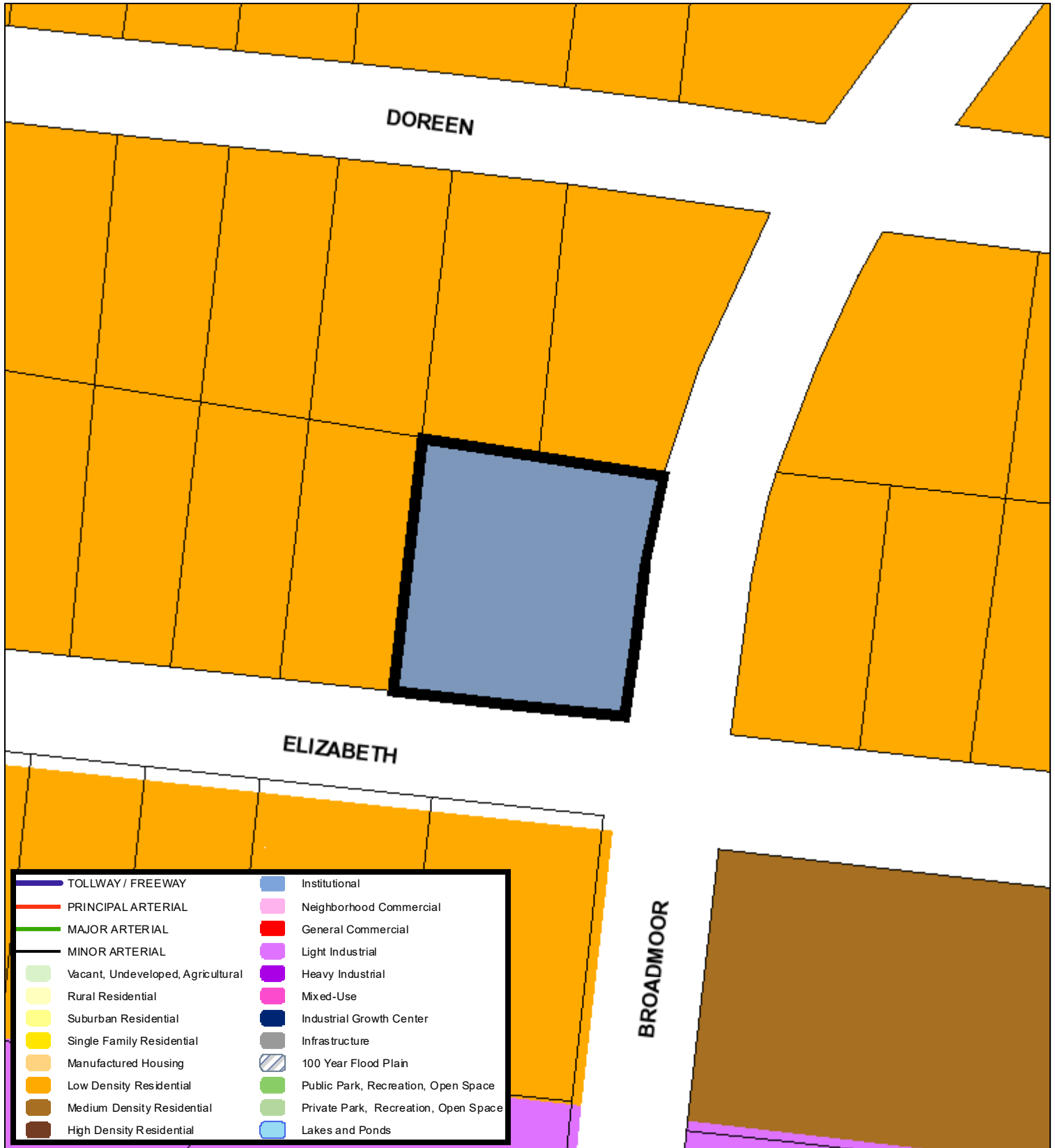


0 1,000 2,000 4,000 Feet



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## Future Land Use



70 35 0 70 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



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## Aerial Photo Map



0 40 80 160 Feet

